

To: Members of the Planning Committee Date: 4 December 2014
Direct Dial: 01824 712568
e-mail: dcc_admin@denbighshire.gov.uk

Dear Councillor

You are invited to attend a meeting of the **PLANNING COMMITTEE** to be held at **9.30 am** on **WEDNESDAY, 10 DECEMBER 2014** in the **COUNCIL CHAMBER, COUNTY HALL, RUTHIN.**

Yours sincerely

G Williams
Head of Legal and Democratic Services

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members to declare any personal or prejudicial interests in any business identified to be considered at the meeting.

3 URGENT MATTERS AS AGREED BY THE CHAIR

Notice of items which, in the opinion of the Chair, should be considered at the meeting as a matter of urgency pursuant to Section 100B(4) of the Local Government Act, 1972.

4 MINUTES (Pages 11 - 18)

To confirm the accuracy of the minutes of the Planning Committee meeting held on 12 November 2014 (copy attached).

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 18) -

5 APPLICATION NO. 01/2013/1599/PF - THE FORUM, 27 - 29 HIGH STREET, DENBIGH (Pages 19 - 36)

To consider an application for conversion of first and second floors to form 2 no. self-contained flats at The Forum, 27 – 29 High Street, Denbigh (copy attached).

6 APPLICATION NO. 01/2013/1601/LB - THE FORUM, 27 - 29 HIGH STREET, DENBIGH (Pages 37 - 52)

To consider a listed building application for conversion of first and second floors to form 2 no. self-contained flats at The Forum, 27 – 29 High Street, Denbigh (copy attached).

7 APPLICATION NO. 08/2014/1139/PF - LAND ADJACENT TO IFOR WILLIAMS TRAILERS LTD, CYNWYD, CORWEN (Pages 53 - 66)

To consider an application for demolition of existing dwelling and construction of car parking area to serve adjacent factory, involving alterations to existing access, changes to levels, landscaping and associated works at land adjacent to Ifor Williams Trailers Ltd, Cynwyd, Corwen (copy attached).

8 APPLICATION NO. 18/2014/1133/PS - LAND REAR OF GOLDEN LION INN, LLANDYRNOG, DENBIGH (Pages 67 - 76)

To consider an application for removal of condition nos 6, 7 and 8 of outline planning permission code no. 18/2010/1503 relating to Code for Sustainable Homes requirements at land rear of Golden Lion Inn, Llandyrnog, Denbigh (copy attached).

9 APPLICATION NO. 31/2013/1079/PFHY - LAND AT ELWY MEADOWS, LOWER DENBIGH ROAD, ST. ASAPH (Pages 77 - 104)

To consider an application for installation of micro hydro electric scheme at land at Elwy Meadows, Lower Denbigh Road, St. Asaph (copy attached).

10 APPLICATION NO. 41/2014/0757/PF - YEW TREE, BODFARI, DENBIGH (Pages 105 - 120)

To consider an application for erection of replacement two-storey dwelling and garage (amendment to previously approved scheme under ref no. 41/2013/1498/PF) at Yew Tree, Bodfari, Denbigh (copy attached).

11 APPLICATION NO. 43/2014/0905/PF - ICELAND FOODS AND BEVANS HOMEWARES, NANT HALL ROAD, PRESTATYN (Pages 121 - 142)

To consider an application for demolition of existing retail units, construction of a terrace of 4 no. new retail units, reconfiguration of existing customer car park, extension to existing staff car parking to north-east of site and associated landscaping and pedestrian / cycle / vehicle access works (Phase 2 Prestatyn Shopping Park) at Iceland Foods and Bevans Homewares, Nant Hall Road, Prestatyn (copy attached).

12 APPLICATION NO. 44/2014/0830/PC - CIET(UK) LTD, OLD WATER WORKS, ABERGELE ROAD, RHUDDLAN, RHYL (Pages 143 - 158)

To consider an application for continuation of use of land and buildings for the receipting, storage and issue of electricity power line materials, equipment and light vehicles (retrospective application) at CIET(UK) Ltd., Old Water Works, Abergele Road, Rhuddlan, Rhyl (copy attached).

13 APPLICATION NO. 44/2014/0953/PF - 6 GROVE TERRACE, PRINCES ROAD, RHUDDLAN, RHYL (Pages 159 - 168)

To consider an application for construction of new vehicular access involving removal of front boundary wall to create parking for one vehicle at 6 Grove Terrace, Princes Road, Rhuddlan, Rhyl (copy attached).

14 APPLICATION NO. 45/2014/0388/PF - GRANGE HOTEL SITE, 41 - 42 EAST PARADE, RHYL (Pages 169 - 202)

To consider an application for demolition of easterly villa and redevelopment of land by the construction of 44 apartments to include 21 on site parking spaces, restoration and alteration of the existing boundary walls and associated works at Grange Hotel Site, 41 – 42 East Parade, Rhyl (copy attached).

15 APPLICATION NO. 45/2014/0389/LB - GRANGE HOTEL SITE, 41 - 42 EAST PARADE, RHYL (Pages 203 - 230)

To consider a listed building application for demolition of easterly villa and westerly annex, and redevelopment of land by the construction of 44 apartments to include 21 on site parking spaces, restoration and alteration of the existing boundary walls and associated works at Grange Hotel Site, 41 – 42 East Parade, Rhyl (copy attached).

16 APPLICATION NO. 45/2014/0875/PF - 56 ST. MARGARETS DRIVE, RHYL (Pages 231 - 244)

To consider an application for erection of conservatory to side of dwelling at 6 St. Margarets Drive, Rhyl (copy attached).

17 APPLICATION NO. 45/2014/0908/PF - PLAYGROUND OFF CRESCENT ROAD/GORDON AVENUE, RHYL (Pages 245 - 256)

To consider an application for change of use of former MUGA to a community food growing project consisting of raised bed allotments at Playground off Crescent Road/Gordon Avenue, Rhyl (copy attached).

18 APPLICATION NO. 45/2014/1132/PF - 11 - 33 ABBEY STREET, RHYL (Pages 257 - 284)

To consider an application for demolition of nos 11-25 Abbey Street and erection of 7 no. dwellings with associated gardens, parking and landscaping; and refurbishment of 4 flats and 2 ground floor shop units at 27-33 Abbey Street (copy attached).

19 NORTH WALES WIND FARMS CONNECTIONS MAJOR INFRASTRUCTURE PROJECT - PARTICIPATION IN THE PLANNING PROCESS (Pages 285 - 288)

To consider a report (copy enclosed) seeking members' views on whether the Council should participate in the planning process relating to the North Wales Wind Farms Connections Major Infrastructure Project.

20 PROTOCOL FOR SITE INSPECTION PANELS (Pages 289 - 294)

To consider a report (copy attached) presenting for adoption a revised protocol for the staging of Site Inspection Panels.

MEMBERSHIP

Councillors

Raymond Bartley (Chair)

Win Mullen-James (Vice-Chair)

Ian Armstrong
Joan Butterfield
Jeanette Chamberlain-Jones
Bill Cowie
Ann Davies
Meirick Davies
Richard Davies
Stuart Davies
Peter Evans
Huw Hilditch-Roberts
Rhys Hughes
Alice Jones
Pat Jones
Margaret McCarroll

Barry Mellor
Bob Murray
Peter Owen
Dewi Owens
Merfyn Parry
Paul Penlington
Arwel Roberts
David Simmons
Bill Tasker
Julian Thompson-Hill
Joe Welch
Cefyn Williams
Cheryl Williams
Huw Williams

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